

INTRODUCING
The Assembly Rooms, Le Boulevard, St Brelade, JE3 8AB



Connecting People & Property Perfectly.

A truly unique designed home, situated on the site of the former assembly rooms during St Aubin's bustling port days, sets this house apart as an absolute one of a kind. The ground floor boasts an expansive garage equipped with a turntable for car enthusiasts. Beyond the garage lies a gymnasium with its own en suite cloakroom and a fully stocked wine store. The grand entry hall features a lift providing access to all floors. On the first floor, an immense open plan living area, complete with an inner courtyard, takes centre stage. Meticulously designed to capture the picturesque Harbour views, the kitchen, lounge, and inner courtyard areas are seamlessly integrated. Offering a total of four bedrooms, with three featuring en suite bathrooms, including a generous main suite with a walk-in wardrobe. The entrance hall, with a striking floating style staircase leading to the first floor, sets the tone for the living space. The open plan lounge and dining area are strategically designed to maximise the panoramic views. Crafted by local artisans (Artizen), the quality fitted kitchen and lounge furniture include top of the line appliances such as a Sub Zero fridge, Wolf oven, and Bora hob with Teppanyake griddle. Sliding windows frame captivating Harbour scenes. Additionally, a cloakroom and utility room are conveniently situated on the first floor. The main suite on the same level as a further study/bedroom offers breathtaking views and a separate walk-in wardrobe. The original plans allow for the creation of an en suite for this additional room. On the first floor, two well-proportioned bedroom suites provide access to an outdoor area, completing the splendid sleeping quarters. Nestled in the heart of St Aubin Village, the home offers proximity to various amenities, including restaurants, bars, a yacht club, an excellent bus service, and the airport just under 10 minutes away.

- **Heart of St Aubin Village**
- **Unique designed quality home**
- **Four Bedrooms, three bathrooms**
- **Attractive inner courtyard**
- **Amazing views of Harbour**
- **Garaging for eight cars**

Price £4,650,000 | Qualified | Freehold



2



4



3



8

PROPERTY ID: 3361

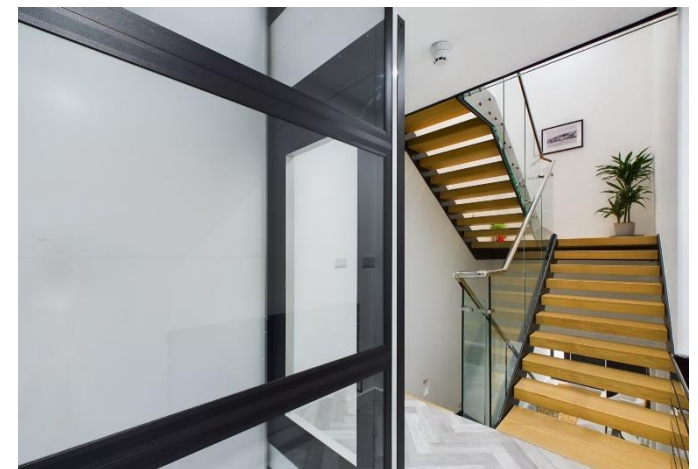
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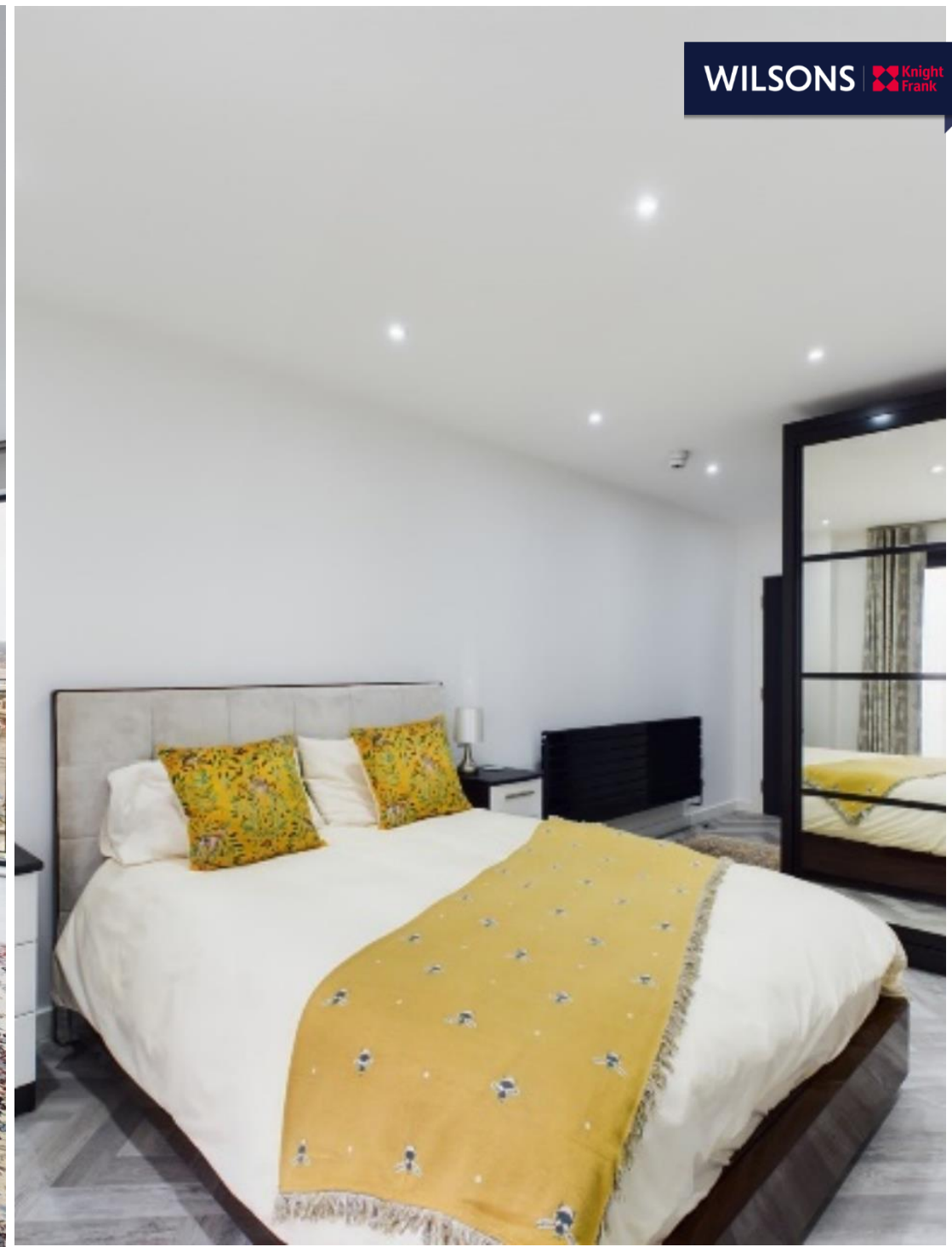










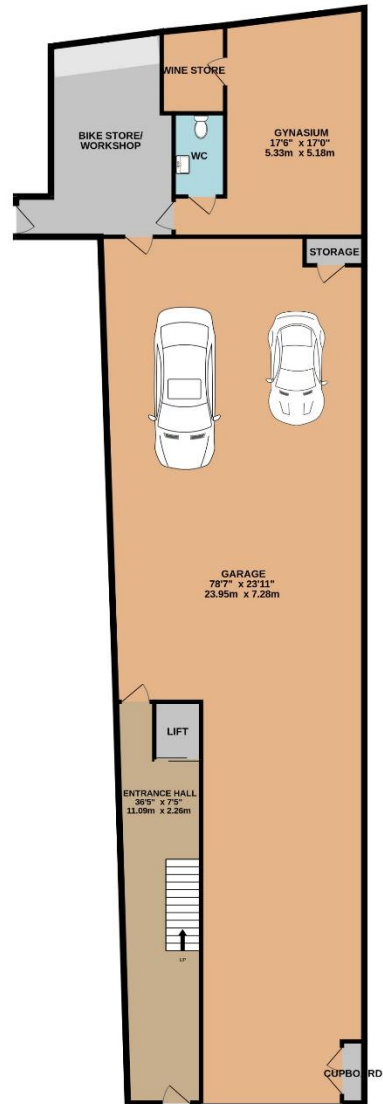




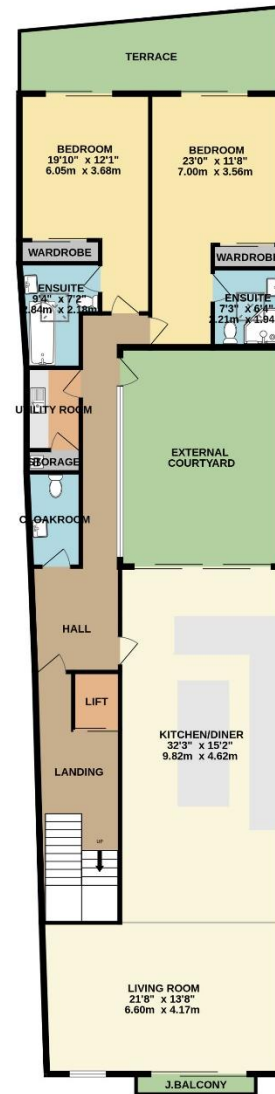




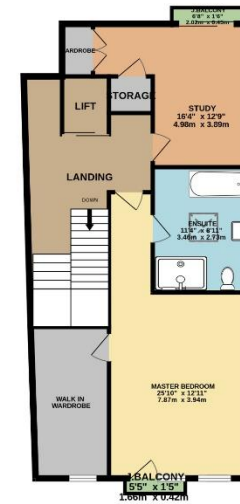
GROUND FLOOR
2324 sq.ft. (215.9 sq.m.) approx.



1ST FLOOR
1728 sq.ft. (160.5 sq.m.) approx.



2ND FLOOR
814 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA : 4866 sq.ft. (452.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SERVICES

All mains (no gas) Electric boiler which is supplemented by solar panels.

Conventional radiators throughout with underfloor in bathrooms.

DIRECTIONS

ANTI MONEY LAUNDERING

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification and proof of residency documentation, e.g. current utility bill. This is in order for us to comply with the current Money Laundering Legislation

VIEWING STRICTLY THROUGH WILSONS KNIGHT FRANK

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